


SEND TAX NOTICE TO:
DONOVAN R. COX
1009 KINGSTON ROAD
CHELSEA, AL 35043


20110727000218490 1/1 \$39.50
Shelby Cnty Judge of Probate, AL
07/27/2011 02:55:04 PM FILED/CERT

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA
SHELBY COUNTY

Know All Men by These Presents: That for and in consideration of **Two Hundred Seventy-Two Thousand Five Hundred and 00/100 (\$272500)** in hand paid to the undersigned **FRONTIER BANK** hereinafter referred to as "Grantor") by **DONOVAN R. COX AND SUBRENA COX** (hereinafter referred to as "Grantees"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of SHELBY, State of Alabama, to-wit:

LOT 1-06, ACCORDING TO THE MAP AND SURVEY OF CHELSEA PARK, 1ST SECTOR, PHASE I & II, AS RECORDED IN MAP BOOK 34, PAGE 21 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, EXECUTED BY THE GRANTOR AND FILED FOR RECORD AS INSTRUMENT NO. 20041014000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 1ST SECTOR EXECUTED BY GRANTOR AND CHELSEA PARK RESIDENTIAL ASSOCIATION, INC., AND RECORDED IN INSTRUMENT NO. 20041026000590790, (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

\$245,250.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants, rights of ways as shown by public records and ad valorem taxes as shown of record.

TO HAVE AND TO HOLD to Grantee, their heirs and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 22nd day of July, 2011.

FRONTIER BANK.

BY: 

WILLIAM R. LOGAN, SVP CREDIT ADMINISTRATOR

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said State, hereby certify that WILLIAM R. LOGAN, SVP CREDIT ADMINISTRATOR, OF FRONTIER BANK is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 22nd day of July, 2011


NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243